

2/11/11 9:48:44
DK W BK 651 PG 746
DESDOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

This instrument was prepared by and return to:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
P.O. Box 1456
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996

GRANTOR'S ADDRESS:

399 Strickland Rd.
Byhalia, MS 38611
Hm. Phone: 662-838-5041
Wk. Phone: 662-838-5041

GRANTEE'S ADDRESS:

399 Strickland Rd.
Byhalia, MS 38611
Hm. Phone: 662-838-5041
Wk. Phone: 662-838-5041

INDEX INSTRUCTIONS:

30.21 acres, more or less, situated in parts of the Southwest quarter of the northwest quarter, the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 16 Township 3 Range 5 West, Desoto County Mississippi, and 12.95 acres, more or less, situated in parts of the Northeast quarter of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 16 Township 3 Range 5 West, Desoto County Mississippi.

EXECUTOR'S DEED

**THERESA ANN RICH HATT and
ALTHEA JUNE RICH GROSS, Co-Executrix
of the Estate of James O. Rich, Deceased,**

GRANTOR

TO

THERESA ANN RICH HATT,

GRANTEE

PURSUANT to the Will of James O. Rich, Cause Number 09-0366R, Chancery Court of DeSoto County, Mississippi, where the Will of James O. Rich is probated, and said Will recorded in Will Book 37, Page 276, DeSoto County, Mississippi, We, THERESA ANN RICH HATT and ALTHEA JUNE RICH GROSS, Co-Executrix of the Estate of James O. Rich, do hereby sell, convey and warrant unto THERESA ANN RICH HATT, the following described property lying and being situated in DeSoto County, Mississippi, to-wit:

TRACT I:

30.21 acres, more or less, situated in parts of the Southwest quarter of the northwest quarter, the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 16 Township 3 Range 5 West, Desoto County Mississippi.

Commencing at a 2" iron pipe (found) commonly accepted as the Northwest corner of Section 16, Thence SOUTH 00°21'58" EAST a distance of 1317.31' to a 2" iron pipe (Found); Thence SOUTH 89°52'03" EAST A Distance of 400.85' To a 1/2" Iron Pin Set said point being the point of beginning for lot 3; Thence SOUTH 89°52'03" EAST A Distance of 668.75' along the South line of the Thomas Stine

tract To a 1/2" Iron Pin Set; Thence SOUTH 00°29'23"EAST A Distance of 1444.24' To a 1/2" Iron Pin Set on the North line of the Daniel Isbell Tract; Thence SOUTH 46°49'16"WEST along the North line of the Daniel Isbell tract A Distance of 245.33' To a 1/2" Iron Pin Set; Thence SOUTH 43°10'43"EAST A Distance of 1148.69' To a 1/2" Iron Pin Set at the North right of way of Cathey Road at a point of curvature of a Curve To The Right, along the right of way With An Arc Length Of 200.12', With A Radius Of 1668.75', With A Chord Bearing Of SOUTH 26°18'40"WEST, With A Chord Length Of 200.00'; Thence NORTH 43°10'43"WEST A Distance of 1320.59' To a 1/2" Iron Pin Set; Thence NORTH 89°52'03"WEST A Distance of 281.66' To a 1/2" Iron Pin Set; Thence NORTH 00°29'23"WEST A Distance of 1666.95' To the point of beginning, having an area of 1315767.89 Square Feet +/- or 30.21 Acres more or less, Also being subject to an underground gas easement described in DB:37 PG:257, This property is subject to rights of way of public roads, utilities, zoning and subdivision requirements in effect and easements of record.

TRACT II:

12.95 acres, more or less, situated in parts of the Northeast quarter of the Southwest quarter, and the Southeast quarter of the Southwest quarter of Section 16 Township 3 Range 5 West, Desoto County Mississippi.

Commencing at a 2" iron pipe (found) commonly accepted as the Northwest corner of Section 16, Thence SOUTH 00°21'58" EAST a distance of 1317.31' to a 2" iron pipe (Found) Thence SOUTH 89°52'03"EAST A Distance Of 2662.10'; Thence SOUTH 00°19'09"EAST A Distance Of 1444.55' To A 1/2" Iron Pin Set at the South right of way of Cathey Road said point being the point if beginning of lot 5; Thence SOUTH 00°19'09"EAST along the West line of the Mary Lee Perkins tract A Distance of 1898.11' To a 1" Iron pipe (found) 0.77' west of a fence corner; Thence NORTH 20°51'48"WEST A Distance of 1657.88' To a 1/2" Iron Pin Set at the South right of way of Cathey Road at a point of curvature of a curve To The Right, along the right of way With An Arc Length Of 382.37', With A Radius Of 1855.21', With A Chord Bearing Of NORTH 54°44'26"EAST, With A Chord Length Of 381.69' To A 1/2" Iron Pin set to a point of tangency; Thence NORTH 64°23'26"EAST along the right of way A Distance Of 297.42' To the point of beginning, having an area of 564181.91 Square Feet +/- or 12.95 Acres more or less, This property is subject to rights of way of public roads, utilities, zoning and subdivision requirements in effect and easements of record.

By way of explanation, Item IV, Item V, Item VI, Item VII, and Item VIII, of the Last Will and Testament of James O. Rich left specific property in Cathey Subdivision to Theresa Ann Rich Hatt, Tony Randall Rich, James Harold Rich and Althea June Rich Gross. The said Cathey Subdivision was not a platted subdivision according to the DeSoto County Planning Commission. By agreement of Theresa Ann Rich Hatt, Tony Randall Rich, James Harold Rich and Althea June Rich Gross, the property was surveyed and each agreed to the acreage they would receive. This is one of four deeds being prepared conveying subject property. Each of the heirs joins in this Deed for the purpose of transferring all their right, title and interest in subject property to the Grantee herein.

WITNESS OUR SIGNATURES this the 31st day of January, 2011.

ESTATE OF JAMES O. RICH, Deceased

BY: *Theresa Ann Rich Hatt*
THERESA ANN RICH HATT, Co-Executrix

BY: *Althea June Rich Gross*
ALTHEA JUNE RICH GROSS, Co-Executrix

Theresa Ann Rich Hatt
THERESA ANN RICH HATT, Individually

Althea June Rich Gross
ALTHEA JUNE RICH GROSS, Individually

Tony Randall Rich
TONY RANDALL RICH

James Harold Rich
JAMES HAROLD RICH

STATE OF Mississippi

COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of January, 2011, within my jurisdiction, the within named THERESA ANN RICH HATT, who acknowledged that she is Co-Executrix of the Estate of James O. Rich, Deceased, and that in said representative capacity she executed the above and foregoing instrument.

J. L. Hatt
NOTARY PUBLIC

My Commission Expires:

7-19-11

STATE OF Mississippi

COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of January, 2011, within my jurisdiction, the within named ALTHEA JUNE RICH GROSS, who acknowledged that she is Co-Executrix of the Estate of James O. Rich, Deceased, and that in said representative capacity she executed the above and foregoing instrument.

J. L. Hatt
NOTARY PUBLIC

My Commission Expires:

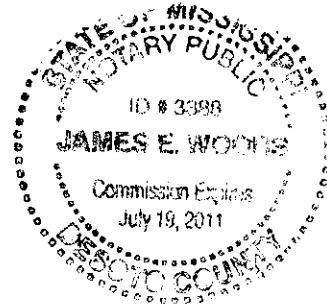
7-19-11

STATE OF MississippiCOUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of January, 2011, within my jurisdiction, the within named THERESA ANN RICH HATT, individually, who acknowledged that she executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

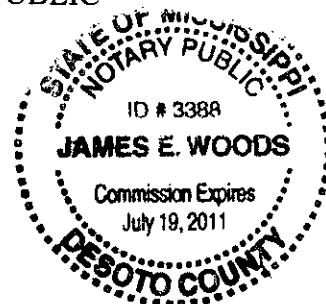
My Commission Expires:

7-19-11STATE OF MississippiCOUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of January, 2011, within my jurisdiction, the within named ALTHEA JUNE RICH GROSS, individually, who acknowledged that she executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

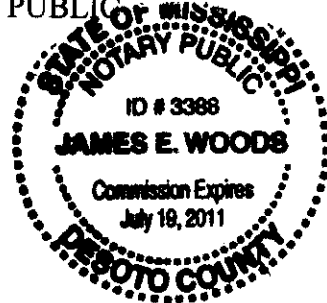
My Commission Expires:

7-19-11STATE OF MississippiCOUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of January, 2011, within my jurisdiction, the within named TONY RANDALL RICH, who acknowledged that he executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

7-19-11STATE OF MississippiCOUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of January, 2011, within my jurisdiction, the within named JAMES HAROLD RICH, who acknowledged that he executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

7-19-11